

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49	-51	WEBSTER ST, ARLINGTON

OWNERSHIP

Owner 1:	CHAVES PHILIP J &		
Owner 2:	STANTON MARY K		
Owner 3:			
Street 1:	51 WEBSTER ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	SHEPHERD HELEN F/TRS -		
Owner 2:	51 WEBSTER ST TRUST -		
Street 1:	51 WEBSTER ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .11 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 2530 Square Feet, with 4 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 24 Rooms, and 10 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.10950	Total SF/SM:	4770	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	450,479	Spl Credit	Total:	450,500
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

1 of 1
CARD

Residential

ARLINGTON

APPRAISED:

Total Card /

Total Parcel

USE VALUE:

1,145,400 /

1,145,400

ASSESSED:

1,145,400 /

1,145,400



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	30371
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4770.000	684,800	10,100	450,500	1,145,400
Total Card	0.110	684,800	10,100	450,500	1,145,400
Total Parcel	0.110	684,800	10,100	450,500	1,145,400
Source: Market Adj Cost		Total Value per SQ unit /Card:		452.82	/Parcel: 452.8

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	684,800	10100	4,770.	450,500	1,145,400		Year end	12/23/2021
2021	104	FV	654,400	10100	4,770.	450,500	1,115,000		Year End Roll	12/10/2020
2020	104	FV	654,600	10100	4,770.	450,500	1,115,200	1,115,200	Year End Roll	12/18/2019
2019	104	FV	482,200	9100	4,770.	478,600	969,900	969,900	Year End Roll	1/3/2019
2018	104	FV	482,200	9100	4,770.	349,100	840,400	840,400	Year End Roll	12/20/2017
2017	104	FV	453,100	0	4,770.	304,100	757,200	757,200	Year End Roll	1/3/2017
2016	104	FV	453,100	0	4,770.	259,000	712,100	712,100	Year End	1/4/2016
2015	104	FV	405,300	0	4,770.	253,400	658,700	658,700	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	HS	Hanne S
5/14/2014	External Ins	PC	PHIL C
3/7/2014	Info Fm Prmt	EMK	Ellen K
3/7/2014	Info Fm Prmt	EMK	Ellen K
1/31/2014	Info Fm Prmt	EMK	Ellen K
4/8/2009	Meas/Inspect	189	PATRIOT
3/2/2000	Inspected	270	PATRIOT
2/9/2000	Mailer Sent		
2/9/2000	Measured	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

ed	Alt	%	Spec	J	Fast	Use Make	Notes
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